

Site Development Plan Requirements

The site-development plan shall include, but not be limited to the following:

1. The location, size, and other pertinent data of all land uses on the site including types, location and height of buildings, parking, open areas and landscaping, to include buffers.
2. Dimension setback lines from property lines and street right-of-way lines.
3. Adjacent thoroughfares and all curb cuts within five hundred feet, including:
 - a.) Proposed new cut(s) onto public rights-of-way with turning radii, and width; and
 - b.) Dimensions of all rights-of-way;
4. Drainage plan to conform with city engineering department standards, to include a stormwater management plan.
5. Location of all utilities.
6. Tabulated data including at least:
 - a.) Gross density of dwelling units;
 - b.) Parking ratio per dwelling unit;
 - c.) Percent and amount of land coverage by use; and,
 - d.) Percent and amount of floor area by use and by type.
7. Topographical map showing existing and proposed contours at one-foot intervals, natural features, and man-made structures.
8. A proposed plan of traffic flow into, out of or through the proposed use, including every lot or parcel and any future development, and;
9. The size and location of any proposed out buildings, accessory buildings, equipment and other structures.
10. A tree plan for preservation of existing trees or for replanting of native trees. See the city landscaping and tree ordinance.
11. A copy of any restrictive covenants affecting the property.
12. A statement that the proposed development does or does not exceed the threshold established for developments of regional impact.